

**PB# 93-40**

**Littman Industries**

**9-1-94 & 96**

Approved 4-20-94

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

December 3 1993

Received of Littmax Industries Inc. \$ 50.00  
Fifty and 00/100 DOLLARS

For Planning Board Application Fee #93-40

DISTRIBUTION

FUND	CODE	AMOUNT
CR #123		\$50.00

By Pauline S. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

December 3 1993

Received of Pauline S. Townsend \$ 150.00  
One Hundred Fifty and 00/100 DOLLARS

For Planning Board Escrow Fee #93-40

DISTRIBUTION

FUND	CODE	AMOUNT
CR #134		\$150.00

By Uli

Controller

Title

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TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

April 19 1994

Received of Littmax Industries Inc. \$ 100.00  
One Hundred DOLLARS

For P.B. #93-40 L.L. Charge Approval Fee

DISTRIBUTION

FUND	CODE	AMOUNT
CR 137		100.00

By Dorothy Hansen

Town Clerk

Title

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FUND	CODE	AMOUNT
CR #123		\$50.00

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By Pauline H. Townsend et

Town Clerk

Title

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

December 3 1993

Received of Pauline H. Townsend \$ 150.00

One Hundred Fifty and 00/100 DOLLARS

For Planning Board Escrow Fee #93-40

FUND	CODE	AMOUNT
CR #124		\$150.00

By Uli

Controller

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

April 19 1994

Received of Littman Industries Inc. \$ 100.00

One Hundred 00 DOLLARS

For P.B. #93-40 L.L. Charge Approval Fee

FUND	CODE	AMOUNT
CR 137		100.00

By Dorothy Harson et

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553

NO. 93-40

April 19, 1994

RECEIVED FROM Littman Industries Inc.

Three Hundred Fifty - Six 50/100 DOLLARS

Addition to Escrow for outside Professional Fees

Account Total \$ 356.50

Amount Paid \$ 356.50

Balance Due \$ -0-

Myna Mason, Secy to the P.B.

13.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

ing - fee  
346.00



Map Number

84-94

City

Town

Village

[X]

New Windsor

Section

9

Block

1

Lot

94

Title:

Hiltman Industries, Inc. &

Sun Company Inc

Dated:

11-29-93

Filed

5-26-94

Approved by

Carmen R. Dabaldi Jr.

on

4/20/94

Record Owner

Sun Company Inc

Hiltman Indust.  
Inc.

(1 Sheet)

MARION S. MURPHY  
Orange County Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/21/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 93-40

NAME: LITTMAN INDUSTRIES/SUN OIL CO. L.L. CHG.

APPLICANT: SUN OIL COMPANY, INC./LITTMAN INDUST.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	12/03/93	MUNICIPAL HIGHWAY	12/23/93	APPROVED
ORIG	12/03/93	MUNICIPAL WATER	12/23/93	APPROVED
ORIG	12/03/93	MUNICIPAL SEWER	12/13/93	APPROVED
ORIG	12/03/93	MUNICIPAL SANITARY	03/01/94	SUPERSEDED BY REV1
ORIG	12/03/93	MUNICIPAL FIRE	12/06/93	APPROVED
ORIG	12/03/93	PLANNING BOARD ENGINEER	03/01/94	SUPERSEDED BY REV1
REV1	03/01/94	MUNICIPAL HIGHWAY	04/04/94	APPROVED
REV1	03/01/94	MUNICIPAL WATER	03/04/94	APPROVED
REV1	03/01/94	MUNICIPAL SEWER	/ /	
REV1	03/01/94	MUNICIPAL SANITARY	/ /	
REV1	03/01/94	MUNICIPAL FIRE	03/07/94	APPROVED
REV1	03/01/94	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/21/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 93-40

NAME: LITTMAN INDUSTRIES/SUN OIL CO. L.L. CHG.  
APPLICANT: SUN OIL COMPANY, INC./LITTMAN INDUST.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/20/94	PLANS STAMPED	APPROVED
03/09/94	P.B. APPEARANCE	LA:ND - APPROVED
02/03/94	WORK SHOP APPEARANCE	NEXT AGENDA
01/05/94	WORK SHOP APPEARANCE	REVISE:NEW PLANS
12/08/93	P.B. APPEARANCE . GREG & MARK TO LOOK AT POND ISSUE - CORRECT MAP	NEED CORRECTED PLAN
12/01/93	WORK SHOP APPEARANCE	REVISE & SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/19/94

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 93-40

NAME: LITTMAN INDUSTRIES/SUN OIL CO. L.L. CHG.  
APPLICANT: SUN OIL COMPANY, INC./LITTMAN INDUST.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
12/03/93	L.L. CHANGE MINIMUM	PAID		150.00	
12/08/93	P.B. ATTY. FEE	CHG	35.00		
12/08/93	P.B. MINUTES	CHG	22.50		
03/09/94	P.B. ATTY. FEE	CHG	35.00		
03/09/94	P.B. MINUTES	CHG	18.00		
03/24/94	P.B. ENGINEER FEE	CHG	396.00		
04/18/94	ADDITION TO ESCROW	PAID		356.50	
		TOTAL:	506.50	506.50	0.00

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE \$ 50.00 ✓

ESCROW (\$150.00 - \$400.00) \$ 150.00 ✓

\* \* \* \* \*

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00

PRELIMINARY PLAT APPROVAL..... 25.00

FINAL APPROVAL..... 50.00

TOTAL APPROVAL FEES L.L.CHG.....\$100.00 (11)

\* \* \* \* \*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES: .....\$ 396.00

PLANNING BOARD ATTORNEY FEES: .....\$ 70.00

MINUTES OF MEETINGS .....\$ 40.50

OTHER .....\$ -

TOTAL TO BE DEDUCTED FROM ESCROW: \$ 506.50

7.15 Due:

100.00

506.50

506.50  
- 100.00  
356.50 Due #2

RESULTS OF P.B. MEETING

DATE: March 1, 1994

PROJECT NAME: Littman Ind. / Suc. Oil PROJECT NUMBER 93-40

\*\*\*\*\*  
\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M) V S) 0 VOTE: A 4 N 0

\* M) V S) L VOTE: A 4 N 0

CARRIED: YES ✓ NO       

\* CARRIED: YES: ✓ NO       

\*\*\*\*\*

PUBLIC HEARING: M)        S)        VOTE: A        N       

WAIVED: YES        NO       

SEND TO OR. CO. PLANNING: M)        S)        VOTE: A        N        YES        NO       

SEND TO DEPT. OF TRANSPORT: M)        S)        VOTE: A        N        YES        NO       

DISAPP: REFER TO Z.B.A.: M)        S)        VOTE: A        N        YES        NO       

RETURN TO WORK SHOP: YES        NO       

APPROVAL:

M) V S) 0 VOTE: A 4 N 0 APPROVED: 3/9/94

M)        S)        VOTE: A        N        APPR. CONDITIONALLY:       

NEED NEW PLANS: YES        NO       

DISCUSSION/APPROVAL CONDITIONS:       

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LITTMAN INDUSTRIES/SUN OIL LOT LINE CHANGE (93-40)  
RIVER ROAD

Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: Greg Shaw representing Littman Industries tonight. The plan that is being distributed is a revised drawing based on our initial presentation to this Planning Board probably about 10, 12 weeks ago. The drawings have undergone revisions as per your consulting engineer's comments with respect to description of maintenance and numerous other small housekeeping items. I believe they have been all addressed and you can find out firsthand from Mark if that is correct. I may add that the parcel is going to be conveyed from Sun Company Inc. which is immediately to the north and incorporated into the lands of Littman Industries Inc., it's acreage is 3.24 acres and the sole purpose of Littman Industries purchasing this land is to construct a series of additions which is item 5 on agenda before the board tonight. So with that, it's a relatively simple procedure and I believe all the information required is on the plan. So with that, I just respond to any questions you may have, Jim or the other board members.

MR. PETRO: We have fire approval on 3/7/94 and highway on 12/23/93, is highway. Mark, anything we should look at real closely here?

MR. EDSALL: Well, I was just directing your attention to the maintenance parcel plan and noting that they have gotten very specific. It obviously involves two different owners and this is a very detailed arrangement that they have worked out. As always, it's a private maintenance agreement. I don't think we should get in the middle of it. But I believe it's clearly documented and protects both owners to my understanding and as well guarantees to us that as an emergency access to Mr. Littman's property, Lightron of Cornwall, it will be maintained so that it can be used which was really Bob Rogers' concern that it be maintained so it can be used.

MR. VAN LEEUWEN: I'll make a motion to declare ourselves lead agency.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency under Littman Industries/Sun Oil Company lot line change. Any further discussion from the board members? If not, roll call.

ROLL CALL:

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: I don't see a big deal on this, we went over it before.

MR. PETRO: This is the second time the applicant has been here with this and I think Mark you brought everything out to your satisfaction in the workshop also, is that correct?

MR. EDSALL: Greg's put a lot of work to clean up the map and only show us what we really should be concerned with. So as far as I can tell, it's fine. We can finish SEQRA and call it a day.

MR. VAN LEEUWEN: I make a motion to declare negative dec.

MR. LANDER: Not crossing any wetlands, no streams?

MR. SHAW: No.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec on the Littman Industries/Sun Oil Company lot line change. Any further discussion from the board members? If not, roll call.



ROLL CALL:

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: You don't see anything here that needs to be--

MR. VAN LEEUWEN: I make a motion to approve.

MR. LANDER: Just a second, Hank, I read something here, just a minute ago said there was an obstruction here maybe relocated, what was the obstruction?

MR. SHAW: In this particular area, the edge of the berm encroaches into the right-of-way and the well is on the right-of-way line, okay, and rather than shifting this over, it guess rather complicated, what we're proposing if a drive ever gets built through that area that we'd maintain a minimum distance of seven feet from the edge of the drive to the berm or to the well. We'd also reserve the right that if we needed to go in this fashion, then we'd just have to relocated berm or the well there.

MR. PETRO: In any case, looks like you have 30 feet anyway there.

MR. SHAW: Yes, absolutely. We can build a 25 foot wide drive in the right-of-way and not even be within the seven feet.

MR. VAN LEEUWEN: You have got 50 feet.

MR. PETRO: Motion has been made.

MR. DUBALDI: Second it.

MR. PETRO: That the New Windsor Planning Board grant approval to the Littman Industries/Sun Oil Company lot line change. Is there any further discussion from the board members? If not, roll call.

March 9, 1994

23

ROLL CALL:

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
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TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: LITTMAN INDUSTRIES/SUN COMPANY LOT LINE CHANGE  
PROJECT LOCATION: RIVER ROAD  
SECTION 9-BLOCK 1-LOTS 94 AND 96  
PROJECT NUMBER: 93-40  
DATE: 9 MARCH 1994  
DESCRIPTION: THE APPLICATION INVOLVES A LOT LINE CHANGE BETWEEN LITTMAN INDUSTRIES AND SUN COMPANY, ALONG RIVER ROAD. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 8 DECEMBER 1993 PLANNING BOARD MEETING.

1. Previously, the application paperwork was incomplete in that full documentation from both parties involved was not submitted. As well, I recommended that the Planning Board Attorney comment regarding the documents submitted. Status of the application paperwork should be confirmed.
2. The new plan submitted is a substantial improvement over the previous plan submitted, in that same does depict the involved lots and does not include non-related information. As well, the new plan clearly depicts the existing line to be extinguished and the proposed lot line. As such, I find this plan acceptable for continued review of the Planning Board.
3. The Board should note that the plan bulk table provides data with regard to Lot 94, which is being decreased as part of this action. The bulk table appears to indicate that zoning compliance is maintained.
4. The Board should note the "maintenance parcel plan" with regard to the existing access drive off River Road and the related driveway. This plan provides for specific maintenance responsibilities for various portions of the right-of-way (designated parcels on the plan) based on current and future use. I find the provisions reasonable and acceptable for Planning Board review purposes; however, it should be clear that the individual right-of-way areas (designated parcels on the plan) are, in fact, right-of-ways and not separate parcels being approved by the Planning Board. I do not believe that the plan

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

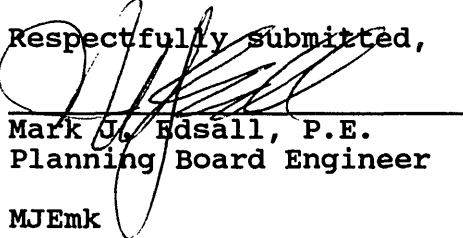
-2-

PROJECT NAME: LITTMAN INDUSTRIES/SUN COMPANY LOT LINE CHANGE  
PROJECT LOCATION: RIVER ROAD  
SECTION 9-BLOCK 1-LOTS 94 AND 96  
PROJECT NUMBER: 93-40  
DATE: 9 MARCH 1994

must be revised; however, it may be appropriate for the Planning Board Attorney to review the deed and maintenance descriptions to verify that the intent of the Planning Board is properly reflected in these documents.

5. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
6. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
7. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:LITTMAN.mk



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

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TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: LITTMAN INDUSTRIES/SUN COMPANY LOT LINE CHANGE  
PROJECT LOCATION: RIVER ROAD  
SECTION 9-BLOCK 1  
PROJECT NUMBER: 93-40  
DATE: 8 DECEMBER 1993  
DESCRIPTION: THE APPLICATION INVOLVES A LOT LINE CHANGE BETWEEN LITTMAN INDUSTRIES AND SUN COMPANY, FOR THE EXISTING PARCELS ALONG RIVER ROAD. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The application information submitted is somewhat fragmented; however, it is my understanding that a lot line change between Littman Industries tax lot 96 and Sun Company tax lot 94 is involved. The application submitted to the Town only references Lot 96; the application document should be corrected to reference both involved lots.

As well, the application appears to only bear the signature of the owner of Littman Industries, with a "Purchase and Sale Agreement" being provided to indicate the intent or acknowledgement of Sun Company, Inc. The Planning Board Attorney should determine if this is adequate to indicate acceptance of both parties involved in the lot line change.

2. The subdivision plan as submitted does not depict the bounds of Tax Lot 96, which is, to my understanding, one of the involved lots. The plan does depict numerous other tax lots which are apparently owned by Sun Company, Inc. Tax Lots 94, 95, 93 and 90.2 are all shown on the plan; however, it is not understood why these are shown if they are not involved in this application.

Apparently, this is a subdivision plan depicting Sun Oil Company properties, which is being used for purposes of the lot line change. It is my opinion that the application plan submitted to the Planning Board should be prepared specific for the application before the Board. Non-involved properties should not be shown and both involved properties should be shown.

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: LITTMAN INDUSTRIES/SUN COMPANY LOT LINE CHANGE  
PROJECT LOCATION: RIVER ROAD  
SECTION 9-BLOCK 1  
PROJECT NUMBER: 93-40  
DATE: 8 DECEMBER 1993

3. Relative to my understanding of the proposed lot line change, the resubmitted plan should be made more complete and clear as follows:
  - a. The plan should clearly indicate the existing lot line to be extinguished and the proposed lot line.
  - b. The plan should clearly indicate the bulk compliance of the resultant (remainder) lot of Sun Oil Company, including "proposed" values for each bulk table item (including "net" area).
  - c. The plan should clearly indicate if an easement exists through the middle of the "remainder" Sun parcel, since utility poles are shown on the plan, with no easement indicated.
  - d. The plan does not contain any note or reference as to any maintenance agreement with regard to the "mutual access easement".
  - e. Inasmuch as the available access to the "remainder" parcel of Sun Company to River Road is being significantly restricted, based on this lot line change, I recommend that this plan be forwarded to the New York State Department of Transportation for review and comment.
4. The Board should be aware that much of the information requested above was reviewed with the Applicant at the Technical Work Session, at which time same was requested to be added to the plan.
5. At this time, until the plan is submitted in a proper and complete form, I would hesitate recommending that the Board take action on this application.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:LITTMAN.mk

RESULTS OF P.B. MEETING

DATE: December 8, 1993

PROJECT NAME: Littmax / Sun L.L. Chg. PROJECT NUMBER 93-40

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

\* M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

CARRIED: YES\_\_\_ NO\_\_\_

\* CARRIED: YES:\_\_\_ NO\_\_\_

\*\*\*\*\*

PUBLIC HEARING: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

WAIVED: YES\_\_\_ NO\_\_\_

SEND TO OR. CO. PLANNING: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

SEND TO DEPT. OF TRANSPORT: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

DISAPP: REFER TO Z.B.A.: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

RETURN TO WORK SHOP: YES\_\_\_ NO\_\_\_

APPROVAL:

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ APPROVED:\_\_\_

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ APPR. CONDITIONALLY:\_\_\_

NEED NEW PLANS: YES\_\_\_ NO\_\_\_

DISCUSSION/APPROVAL CONDITIONS:\_\_\_

Leg + Nick to look at pond issue

West concated map showing properties involved  
in L.L. Chg only.

LITTMAN INDUSTRIAL/SUN COMPANY LOT LINE CHANGE (93-40)

Gregory Shaw, P.E., of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: We have fire inspector's approval on this dated 12/6/1993. Mr. Shaw, can you tell us what we're doing here, please?

MR. SHAW: Thank you. Just a little background on this lot line change. The purpose of it is for Littman Industries Inc. which is Litron of Cornwall to acquire additional property for expansion they plan on in the spring. Littman Industries who is a co-applicant, has already been before the Planning Board workshop session in discussing the construction of a 250,000 square foot addition to Litron of Cornwall Inc. There was a few concerns generated at the workshop session with respect to lot coverage and fire access, it was recommended that Littman Industries Inc. acquire additional property if at all possible to make the project more in conformance with the zoning, that being the lot coverage and also to provide secondary access for fire and that is why we're here. Littman Industries Inc. is in the process of acquiring 3.24 acres of property from Sun Company Inc. which is the parcel immediately to the north of them. By acquiring this parcel, they want to be able to expand with their new building, generate required parking for the expansion and also to provide secondary access off of River Road for emergency equipment. I might point out that this drawing I was not, it was not prepared by my office. It was prepared by a surveyor but I can answer any questions that you may have.

MR. PETRO: Show me where this is.

MR. SHAW: Litron of Cornwall is this parcel located in this fashion with River Road, this configuration going to the north going to the south. On this plan, Littman Industries Inc. parcel is not indicated. Sun Company Inc. parcel is and it consists of I think three different parcels. What they would be acquiring would be this parcel of this configuration, again 3.24 acres and with this would be a multiple right-of-way for both



Littman Industries Inc. and Sun Company Inc. for access not only to Litron of Cornwall but also to the existing steel pier which extends out into the Hudson. Don't know if the board has ever seen it but there's a dirt road that goes down through here which the emergency equipment access is to the pier.

MR. PETRO: It's actually two, 25 foot right-of-ways, one on the Littman property and one on the sun.

MR. SHAW: Correct, we located the dirt road and put the property line right down the middle of the dirt road then Sun Company Inc. gave Littman Industries a right-of-way of 25 feet on their property and Littman Industries Inc. is going to give Sun Company a 25 foot right-of-way on their property. Therefore, you have a 50 foot right-of-way which they both have mutual access over.

MR. VAN LEEUWEN: And they are both mutually owned?

MR. SHAW: Correct.

MR. PETRO: 25 foot right-of-way that is on the Sun property, a good portion of that goes through the pond, can you explain how they are going to do that?

MR. SHAW: A portion of that goes through the pond.

MR. VAN LEEUWEN: They've got the pond kind of squared off on the bottom.

MR. SHAW: Yeah, the right-of-way, you're correct, the plan does reflect the right-of-way. The corner of the pond I'm really not sure if it is a pond or just a low lying wet area. When I was out there, I didn't see standing water in it but again that is just--

MR. VAN LEEUWEN: He drew a pond.

MR. SHAW: If I prepared the plan, I can give you more detailed information on it but--just for your own information, it's a little premature but how we view accessing the rear or actually the northerly side of Littman Industries were to improve this existing dirt

road to abut this portion and then parallel River Road at the toe of the slope. We don't envision Littman Industries using from a practical point of view this right-of-way all the way out to Con Rail although it will exist.

MR. PETRO: I understand practically but on the plan.

MR. SHAW: Two different issues.

MR. VAN LEEUWEN: He's going to create two entrances to his property where he now has one.

MR. SHAW: Correct which allows him more room to expand in the future.

MR. VAN LEEUWEN: And parking.

MR. SHAW: And we'll be before the board for a site plan shortly but this has to get resolved first.

MR. PETRO: On the pond, if the pond can, you can't get it in there being we're doing the lot line change, maybe you have to move the lot line over 12 feet so you can get the 12 foot right-of-way in.

MR. VAN LEEUWEN: It looks to me like he drew a ponding area, you see how square it is you know what I'd like to do, I'd like to get the thing out of here. I'd like to have our engineer and Greg go down and take a look at it. If they approve of it and it doesn't come into that right-of-way, let it go.

MR. PETRO: I don't care but again if it is in there and you have a pond covering half the road.

MR. VAN LEEUWEN: You have to put a little dirt in there.

MR. PETRO: Or move the lot line.

MR. SHAW: It may be worthwhile for Mark and I to look at it. I think some of the issues that the board has a concern about are really technical issues that can be resolved between me and your consulting engineer if the

board feels it was appropriate, I'd like to have them possibly consider approval tonight for a lot line change. Really it couldn't be any simpler of the approval that we're looking for and subsequent to that, I'll work out the details with the consulting engineer.

MR. PETRO: Approval on the lot line change tonight, not preliminary?

MR. SHAW: For lot line change.

MR. PETRO: You have about 9 items on Mark's sheet.

MR. BABCOCK: What line is being removed? It doesn't show here, does it?

MR. SHAW: This line is going to be extinguished and this line is now going to be replaced by that line so Littman Industries is now going to re-acquire this piece and that will be extinguished.

MR. VAN LEEUWEN: See what he is talking about?

MR. EDSALL: The plan doesn't say that though. Doesn't depict what's being removed, which is the normal format for a lot line change.

MR. BABCOCK: When somebody looks at this map, we have to find out what line is going to be removed.

MR. VAN LEEUWEN: He can get together with you and take care of that, can't he?

MR. EDSALL: I think my comments speak for themselves.

MR. PETRO: I think we have too many comments here, first of all, I'm personally not going to go for any plan that has a pond in the road. Evidently, there's other easements on the property that is not shown on the plan, such as telephone poles in the middle of the property you also have a paragraph here number one which our Planning Board attorney needs to digest a little bit purchase and sale agreement, we haven't even looked at that. If this is adequate to indicate acceptance of both parties involved in the lot line

change, I think there's too much housekeeping to do to follow through on one night with this, plus the plan is really incomplete. I don't think any of the board members are going to have a problem but once we get it in order.

MR. LANDER: I think you're entirely correct, once comments are addressed, then we can proceed.

MR. EDSALL: Just one comment really to sum up the bulk, I think we're not looking at a plan being presented as a lot line change between two lots we're looking at numerous lots that aren't even involved in this lot line change. They shouldn't be on the plan. It should be an application plan for purely the two involved lots and the two involved lots should be shown. One of the two lots involved in the lot line change isn't even on the plan.

MR. VAN LEEUWEN: You have to understand they had the survey done, it was done for Sun Oil. It wasn't done for Littman Industries.

MR. PETRO: It's not done for this survey.

MR. VAN LEEUWEN: I'd like to see a map showing just the one piece of property that Littman Industries is going to purchase, okay, and the existing piece of Littman Industries and that is all we need.

MR. SHAW: I know exactly what you're looking to see.

MR. PETRO: You know what to do, okay, thank you.

MR. BABCOCK: Are you going to return with this plan to the workshop?

MR. SHAW: I think that would be most appropriate.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 40

DATE PLAN RECEIVED: RECEIVED MAR 1 1994 Rev 1

The maps and plans for the Site Approval San Oil Co.

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

And Sayoff 4/4/94  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B #      -     

WORK SESSION DATE: 19 Jan 94 APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:     

PROJECT NAME: Littman

PROJECT STATUS: NEW X OLD     

REPRESENTATIVE PRESENT: Craig Shaw, Gene Li

MUNIC REPS PRESENT: BLDG INSP.       
FIRE INSP. X  
ENGINEER X  
PLANNER       
P/B CHMN.       
OTHER (Specify)     

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- disc 4 access maint parcels.
- 30' off River Gate.
- basin rotten corner
- total pkg calc.
- gross & net areas.
- Q - do we use gross or net for FAR calc.
- shared access "Littman"

4MJE91 pbwsform



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **93 - 40**

DATE PLAN RECEIVED: RECEIVED MAR 1 1994 *Rev1*

The maps and plans for the Site Approval *Sun Oil & Lumber Trd.*  
Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ☒  
disapproved ☐

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

CC M.E.

INTER-OFFICE CORRESPONDENCE

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 7 March 1994

**SUBJECT:** Littman Industries

Planning Board Reference Number: PB-93-40

Dated: 1 March 1994

Fire Prevention Reference Number: PFS-94-009

A review of the above reference lot line changes was conducted on 7 March 1994.

This lot line changes is acceptable.

Plan Dated: 10 January 1994 Review 1

*Robert F. Rodgers, C.C.A. (mvz)*  
Robert F. Rodgers, C.C.A.

RFR/mvz





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- 10
- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor P/B # 93 - 40

WORK SESSION DATE: 2 MARCH 94 APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Littman/Sun 4/c

PROJECT STATUS: NEW \_\_\_\_\_ OLD X

REPRESENTATIVE PRESENT: Genel/Greg

MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

(not on agenda)

already resubmitted

next avail

agenda

4MJ91 pbwsform



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93-40

DATE PLAN RECEIVED: DEC - 8 1993 *Littman/Sun*

The maps and plans for the Site Approval ✓

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

LITTMAN / SUN has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

*[Signature]* 12.13.93  
SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93-40

DATE PLAN RECEIVED: DEC - 8 1993 *Littman / Lux*

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ☒ \_\_\_\_\_,  
disapproved ☐ \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Red Sayre* 12/23/93  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 93-40  
WORK SESSION DATE: 5 JAN 94 APPLICANT RESUB.  
REQUIRED: New Plans  
REAPPEARANCE AT W/S REQUESTED: No  
PROJECT NAME: Littman 4c  
PROJECT STATUS: NEW \_\_\_\_\_ OLD X  
REPRESENTATIVE PRESENT: Greg Sher / Gene Littman  
MUNIC REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- complete areas  
- break road into 3 easement  
areas.  
- DOT re access) rec gate  
so not  
normal access  
- rec'd proxy (Sun) → Myra  
next avail agenda

4MJ91 pbwsform

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 6 December 1993  
SUBJECT: Littman Industries, Inc.

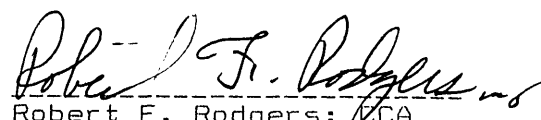
PLANNING BOARD REFERENCE NUMBER: PB-93-40  
DATED: 3 December 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-071

A review of the above referenced subject lot line change was completed on 3 December 1993.

This lot line change is acceptable.

PLANS DATED: 29 November 1993.

  
Robert F. Rodgers; ZCA  
Fire Inspector

RFR:mr  
Att.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

93-40

TOWN/VILLAGE OF New Windsor

P/B #       

WORK SESSION DATE: 1 DEC '93

APPLICANT RESUB.  
REQUIRED: Full

REAPPEARANCE AT W/S REQUESTED: No.

PROJECT NAME: 6<sup>th</sup> Litchman / Sunoco C/K

PROJECT STATUS: NEW        OLD       

REPRESENTATIVE PRESENT: Mr. Litchman / Greg Shen

MUNIC REPS PRESENT: BLDG INSP. @ Court  
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

ck that surveys agree on common line

+ Greg to contact Andy K - re proper doc that  
off can be made by Litchman

+ double check utility poles

+ are in oil properties one or two (deeds)

+ notes to both new deeds re shared access ease  
and maint agmt.

+ stamped signed plan

4MJE91 pbwsform

DEC - 1993

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

(This is a two-sided form)

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project Lot Line Change Between Litman Industries, Inc. And  
Sun Company, Inc.
2. Name of Applicant Littman Industries, Inc. Phone 562-5500  
Address 65 River Road, New Windsor, N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same as Applicant Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Gabriel Senor L.S. Phone 723-4401  
Address 862 Scarsdale Ave., Scarsdale, N.Y.  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Gerald N. Jacobowitz Phone 778-2121  
Address 158 Orange Avenue, Walden, N.Y. 12586  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning  
Board Meeting Gregory J. Shaw, P.E. Phone 561-3695  
(Name)
7. Location: On the East side of River Road  
(Street)  
3700 feet South of Walsh Road  
(Direction) (Street)
8. Acreage of Parcel 11.71 9. Zone PI, 9A. School Dist Newburgh  
Consolidated  
9B. If this property is within an Agricultural District  
containing a farm operation or within 500 feet of a  
farm operation located in an Agricultural District,  
please complete the attached Agricultural Data Statement.
10. Tax Map Designation: Section 9 Block 1 Lot 96
11. This application is for Lot line change between Littman  
Industries Inc. and Sun Company, Inc.

RECEIVED  
TOWN OF NEW WINDSOR  
PLANNING BOARD  
DEC 15 1993

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership  
Section N/A Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Eugene Littman being duly sworn, deposes and says that he ~~resides at~~ conducts business at 65 River Road, New Windsor, N.Y. in the County of Orange and State of New York and that he is (the owner in fee) of President

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Gregory J. Shaw and Gerald N. Jacobowitz to make the foregoing application as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

1 day of DEC. 1993

Eugene Littman  
(Owner's Signature)

Same as Owner  
(Applicant's Signature)

Rene Woodruff  
Notary Public

President  
(Title)

**RENE WOODRUFF**  
Notary Public, State of New York  
Qualified in Orange County  
Reg. # 499811  
Commission Expires July 27, 1994



93 - 40

RECEIVED MAR 1 1994

## PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

George C. Dippold, Manager Of Real Estate  
Sun Company, Inc. (R+M), deposes and says that he conducts  
business  
resides at 1801 MARKET STREET, PHILADELPHIA, PA 19103  
(Owner's Address)

in the County of PHILADELPHIAand State of PENNSYLVANIAthe corporation that he represents  
and that he is the owner in fee of \_\_\_\_\_

Tax Map Section 9, Block 1, Lot 94

which is the premises described in the foregoing application and  
that he has authorized Gregory J. Shaw, P.E. and Gerald Jacobowitz, Esq.  
to make the foregoing application as described therein.

Date: JANUARY 4, 1994

SUN COMPANY, INC (R+M)

(Owner's Signature)   
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

PROJECT I.D. NUMBER

617.21

SEQR

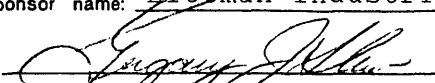
## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Littman Industries, Inc.	2. PROJECT NAME Lot Line Change Between Littman Industries
3. PROJECT LOCATION: Municipality Town of New Windsor	And Sun Company, Inc. County Orange
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 65 River Road, New Windsor 3700' south of the intersection of River Road and Walsh Road.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Lot line change conveying 3 acres from Sun Company, Inc. to Littman Industries, Inc.	
7. AMOUNT OF LAND AFFECTED: Initially <u>3</u> acres Ultimately <u>3</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Littman Industries, Inc.</u>	Date: <u>Nov. 30, 1993</u>
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

**PART II—ENVIRONMENTAL ASSESSMENT** (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  No	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  No	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  No	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  No	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.  No	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.  No	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.  No	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE** (To be completed by Agency)

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Town of New Windsor Planning Board  
Name of Lead Agency

James Petro  
Print or Type Name of Responsible Officer in Lead Agency

Chairman  
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

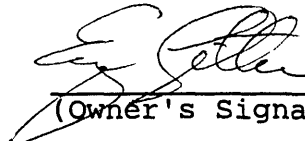
Signature of Preparer (if different from responsible officer)

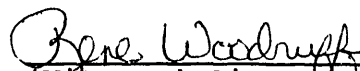
Date

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

Eugene Littman, deposes and says that he  
~~resides-at~~ conducts business at 65 River Road, New Windsor  
(Owner's Address)  
in the County of Orange  
and State of New York  
and that <sup>his corporation</sup> ~~he-is~~ the owner in fee of Tax Map Designation Section 9,  
Block 1, Lot 96  
which is the premises described in the foregoing application and  
that he has authorized Gregory J. Shaw and Gerald N. Jacobowitz  
to make the foregoing application as described therein.

Date: Nov. 30, 1993

  
(Owner's Signature)

  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

## TOWN OF NEW WINDSOR PLANNING BOARD

## MINOR SUBDIVISION CHECKLIST

## I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- \*2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

## II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- \*2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☐ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

\*If applicable.

93-40

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13. ☒ Name of adjoining owners.
14. ☐ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. ☐ Flood land boundaries.
16. ☐ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ☒ Final metes and bounds.
18. ☒ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ☒ Include existing or proposed easements.
20. ☒ Right-of-Way widths.
21. ☐ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ☒ Lot area (in square feet for each lot less than 2 acres).
23. ☐ Number the lots including residual lot.
24. ☒ Show any existing waterways.
- \*25. ☐ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ☒ Applicable note pertaining to owner review and concurrence with plat together with owners' signature.
27. ☐ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ☐ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

93-40

DEC - 8 1089

29. ☒ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ☒ Provide "septic" system design notes as required by the Town of New Windsor.
31. ☒ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ☒ Indicate percentage and direction of grade.
33. ☒ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ☒ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. ☒ Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

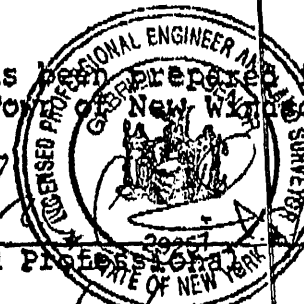
**PREPARER'S ACKNOWLEDGEMENT:**

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 

Licensed Professional Engineer

Date: 12/2/93



**PREVIOUS  
DOCUMENTS  
IN POOR  
ORIGINAL  
CONDITION**



PURCHASE AND SALE AGREEMENT

THIS AGREEMENT, made and entered into this 1st day of November 1993, by and between SUN COMPANY, INC. (R&M), a Pennsylvania corporation having a principal office at 1801 Market Street, Philadelphia, Pennsylvania 19103-1699 (hereinafter called "SELLER") and LITTMAN INDUSTRIES, INC., a New York corporation whose mailing address is P.O. Box 4270, New Windsor, New York 12553-0270 (hereinafter called "BUYER");

## W I T N E S S E T H:

1. PREMISES: Subject to the terms, provisions and conditions of this ~~Agreement, SELLER hereby covenants and agrees to sell to BUYER, and BUYER hereby~~ covenants and agrees to buy from SELLER, on the terms hereinafter specified, the following described real estate, together with all buildings and other improvements, if any, located thereon, situate, lying and being in the Town of New Windsor, County of Orange, and State of New York to wit: a certain piece, parcel or tract of land consisting of approximately 3 acres and generally as shown outlined in red on the attached sketch labeled Exhibit "A" and by reference hereby made a part hereof, being an irregularly shaped parcel fronting approximately 600 feet on River Road, hereinafter the "Premises." It is understood and agreed that the above description of the real estate herein to be sold and conveyed is adequate for purposes of this Agreement, but that the survey provided for herein shall establish the boundaries thereof and the legal

hazardous substances or wastes.

15. FOREIGN PERSON: SELLER represents that it is not a foreign person within the meaning of Section 1445 of the Internal Revenue Code of 1954, as amended, and BUYER shall therefore not deduct any amount from the Purchase Price at closing as provided for therein. SELLER agrees to furnish BUYER with an appropriate Nonforeign Affidavit on the Closing Date if so requested by BUYER.

16. GOVERNMENTAL APPROVALS: Should it be required to obtain subdivision or some other governmental approval in order to convey out title to the Premises, the Closing Date shall be extended to the extent necessary to obtain same; however, if the Closing Date need be extended for more than ninety (90) days as a result thereof, either party may terminate this Agreement, whereupon SELLER's sole

~~obligation shall be to refund all sums paid on account of the Purchase Price, and upon~~  
the refunding of such payments this Agreement shall be deemed canceled and all rights and obligations of the parties hereto under this Agreement shall cease. Should any government approval or subdivision be required to convey title hereunder, such approvals shall be obtained by BUYER at BUYER's sole cost and expense. SELLER shall reasonably cooperate with BUYER to obtain such approvals or subdivision.

17. MISCELLANEOUS: This Agreement and the terms, covenants and conditions herein contained, contains the entire agreement between BUYER and SELLER, and the same shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, personal representatives, successors, and assigns. Notwithstanding the foregoing, however, BUYER shall not

assign this Agreement or any interest herein without the express written approval of SELLER. The headings and captions of this Agreement are for convenience only. SELLER further represents that there is neither any cease and desist order, consent order, violation notice, order to remedy, order to correct nor any enforcement proceeding pending or threatened against SELLER or its predecessor in connection with the Premises.

IN WITNESS WHEREOF, this Agreement has been duly executed by the parties hereto as of the day and year first above written.

Attest:

LITTMAN INDUSTRIES, INC.  
(Taxpayer Identification No. 14-1686078)

\_\_\_\_\_  
Secretary

By: Eugene Littman, PRES.  
Title: President

Attest:

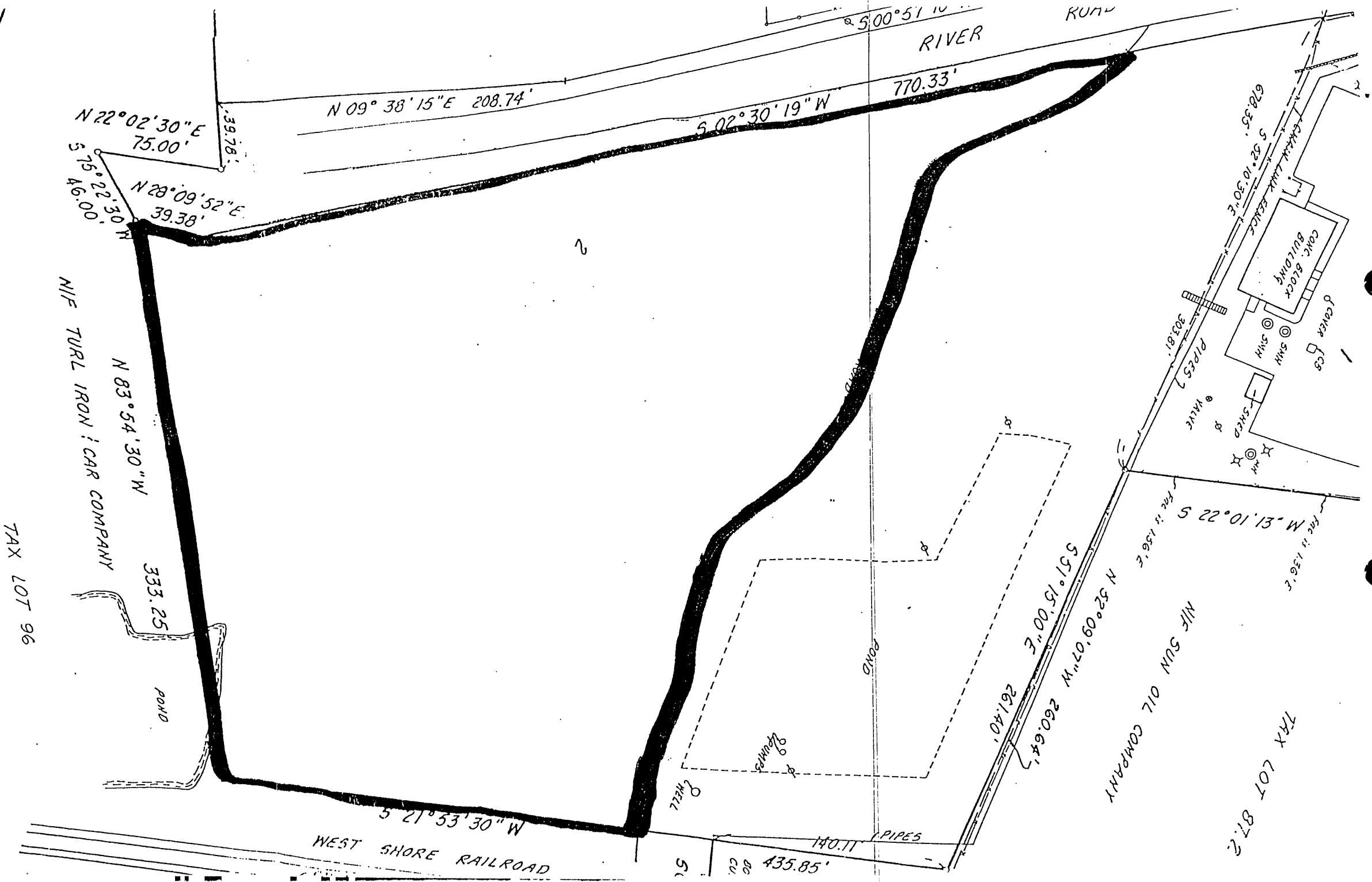
SUN COMPANY, INC. (R&M)  
(Taxpayer Identification No. 23-1743283)

William J. [Signature]  
Ass't. Secretary

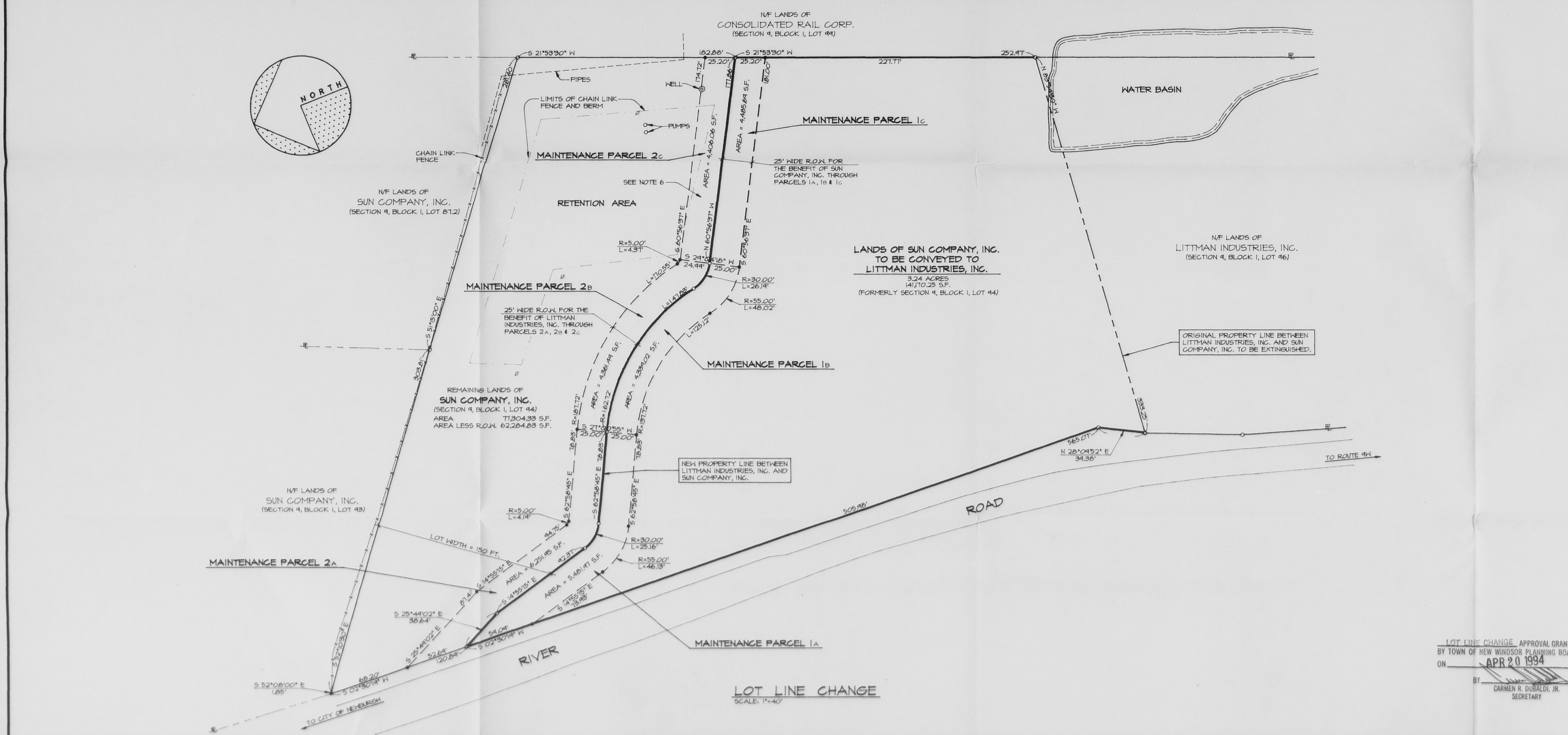
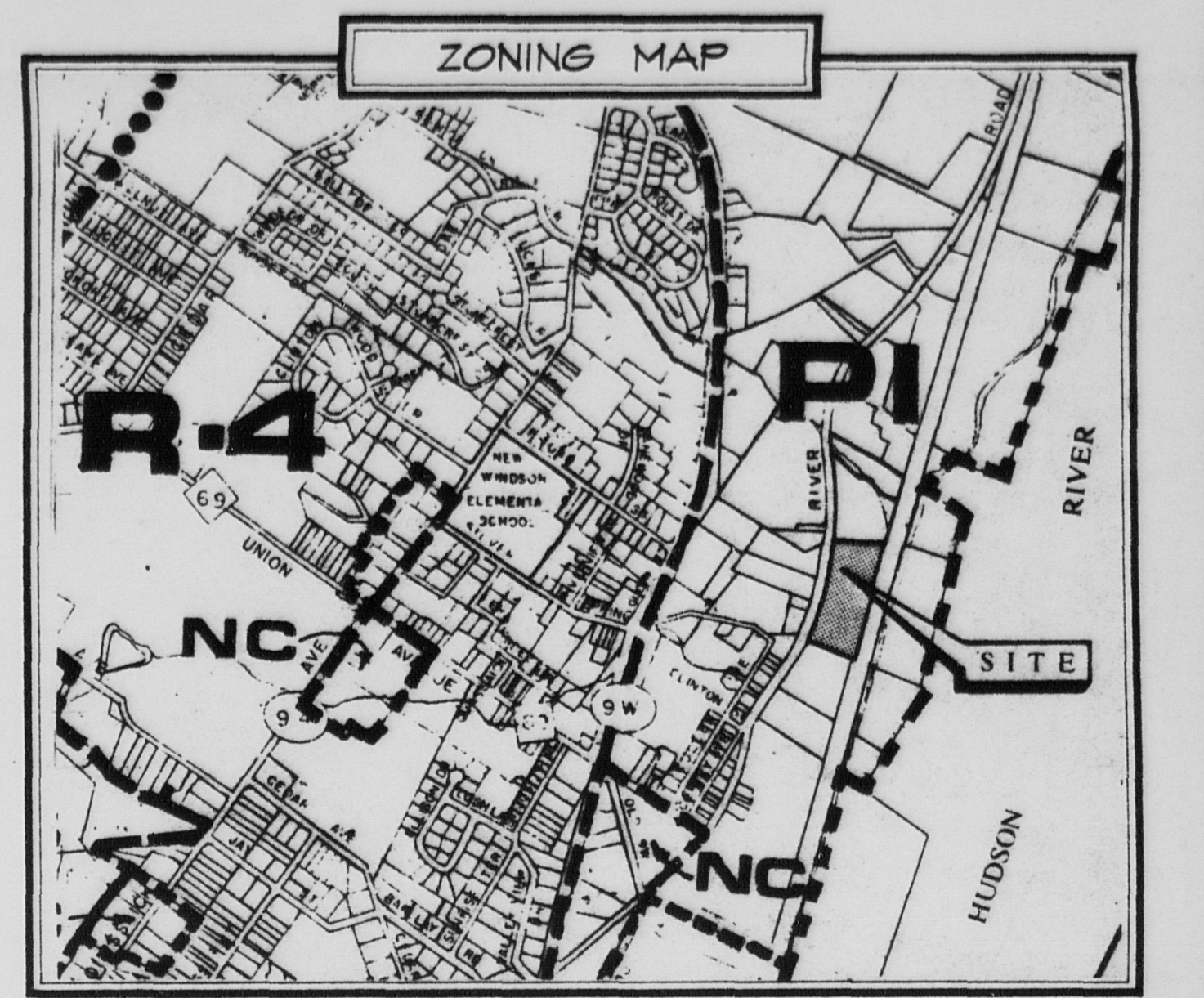
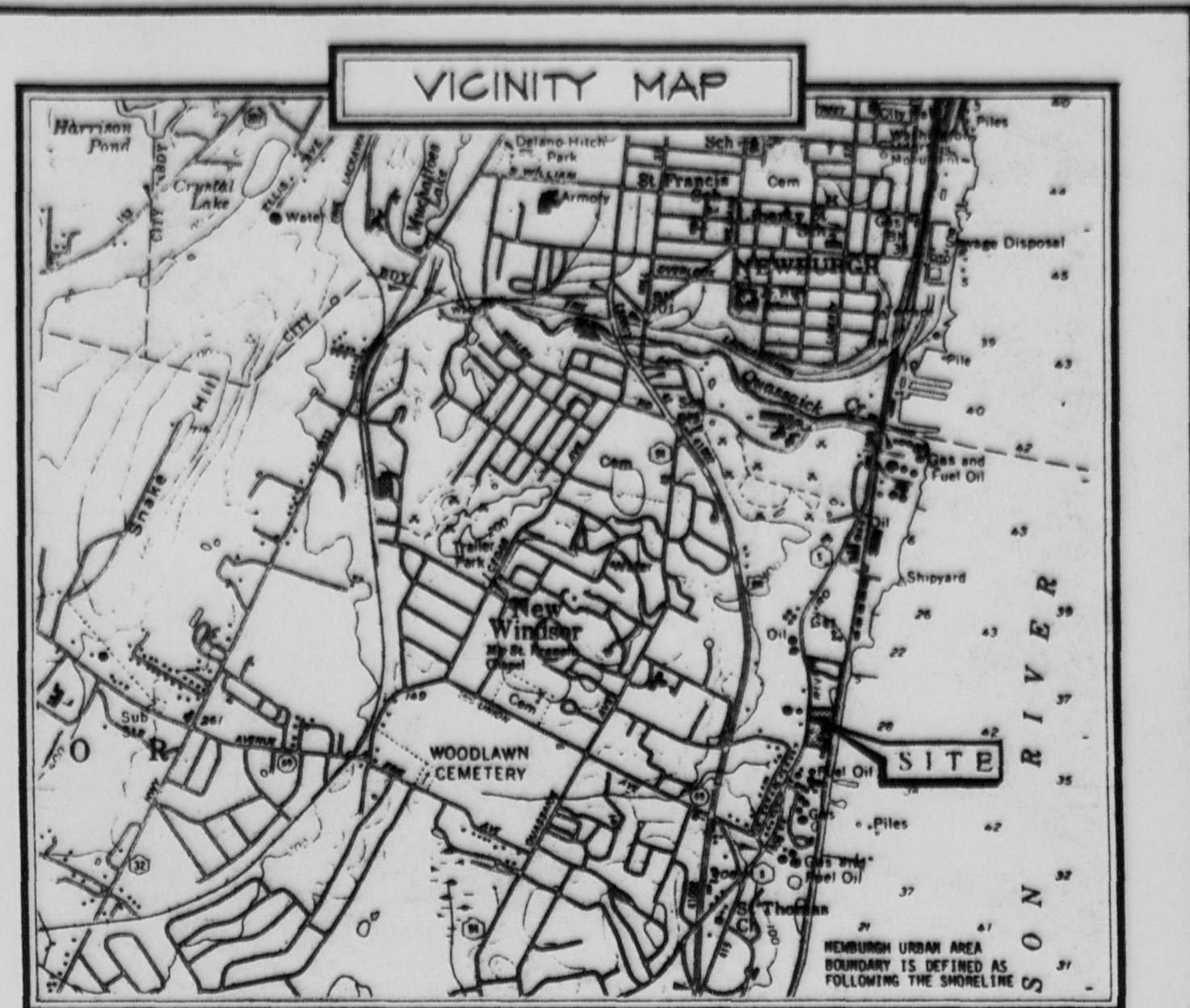
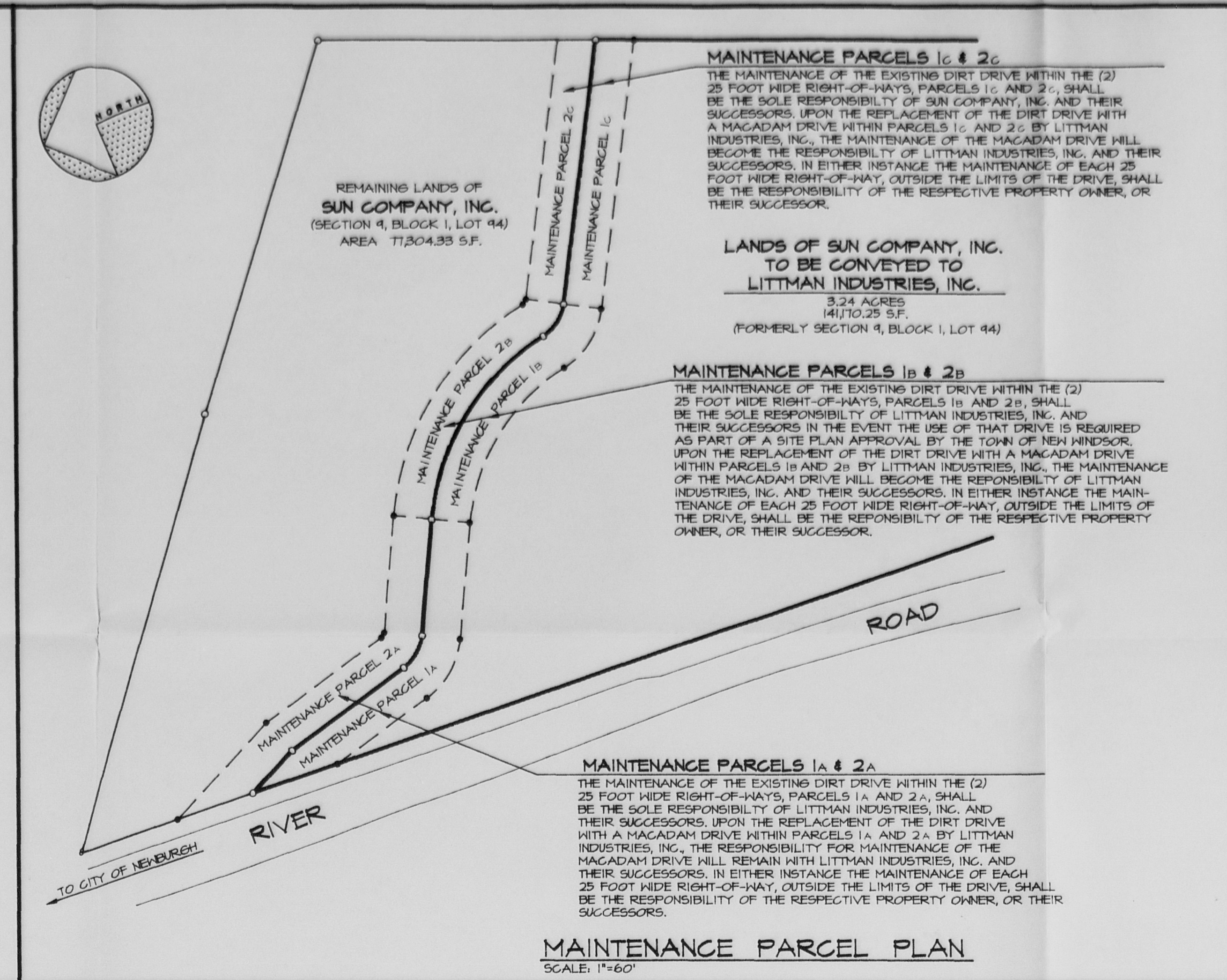
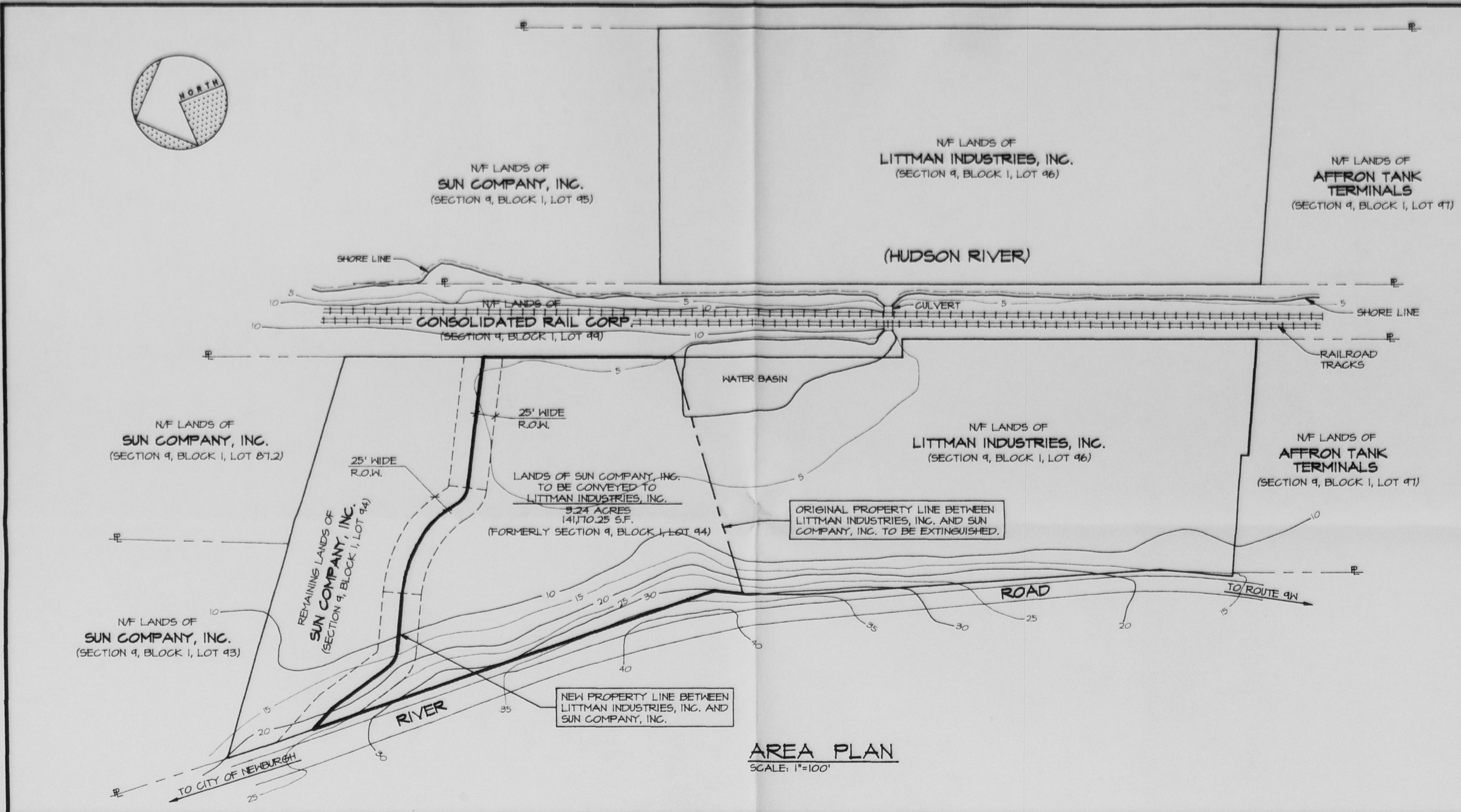
By: [Signature]  
Title: MANAGER, REAL ESTATE



Exhibit "A"



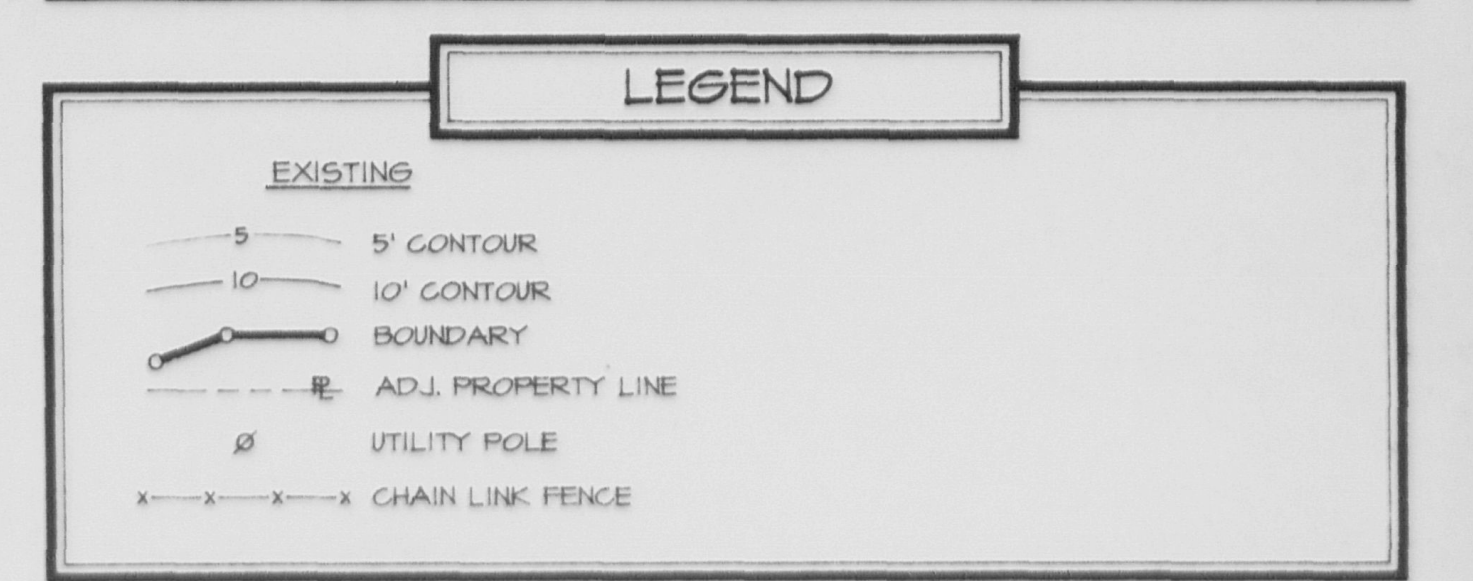




**ZONING SCHEDULE**

ZONE: P-1 - PLANNED INDUSTRIAL	REQUIRED	PROVIDED
BULK REGULATIONS: P-1 ZONE	---	---
GROSS MIN. LOT AREA	---	71,304.33 S.F.
NET MIN. LOT AREA	40,000 S.F.	62,284.83 S.F.
MIN. LOT WIDTH	150 FT.	150 FT.
FRONT YARD SETBACK	50 FT.	96 FT.
SIDE YARD SETBACK (ONE)	15 FT.	---
SIDE YARD SETBACK (BOTH)	40 FT.	---
REAR YARD SETBACK	20 FT.	---
FLOOR AREA RATIO	0.6	---
STREET FRONTAGE	N/A	---
DEVELOPMENT COVERAGE	N/A	---

- NOTES**
1. ZONING DISTRICT: P-1 - PLANNED INDUSTRIAL
  2. RECORD OWNERS: LITTMAN INDUSTRIES, INC. - (SECTION 9, BLOCK 1, LOT 46)  
P.O. BOX 4270  
NEW WINDSOR, NEW YORK 12553  
SUN COMPANY, INC. - (SECTION 9, BLOCK 1, LOT 44)  
1801 MARKET STREET  
PHILADELPHIA, PA. 19103
  3. RECORD APPLICANT: LITTMAN INDUSTRIES, INC.  
P.O. BOX 4270  
NEW WINDSOR, NEW YORK 12553
  4. TAX MAP DESIGNATION: SECTION 9, BLOCK 1, LOT 46 (LITTMAN INDUSTRIES, INC.)  
SECTION 9, BLOCK 1, LOT 44 (SUN COMPANY, INC.)
  5. TOPOGRAPHY INDICATED IS FROM N.Y.S.D.O.T. MAPPING.
  6. SHOULD A MACADAM DRIVE BE INSTALLED WITHIN MAINTENANCE PARCEL 2c, ITS EDGE OF PAVEMENT SHALL BE A MINIMUM OF 7 FEET FROM ANY PHYSICAL OBSTRUCTION SUCH AS A FENCE, BERM, OR HELL. TO IMPROVE THE LOCATION OF THE FUTURE DRIVE, THE WELL, FENCE, BERM OR ANY OTHER OBSTRUCTION MAY BE RELOCATED. IN THIS CASE THE NEW MACADAM DRIVE SHALL ALSO BE A MINIMUM OF 7 FEET FROM THE RELOCATED OBSTRUCTION.



<p><b>GABRIEL E. SENOR, P.C.</b> CONSULTING ENGINEER &amp; LAND SURVEYOR 862 SCARSDALE AVE., SCARSDALE, NEW YORK (914) 723-4401 723-3555</p>		<p><b>OWNER CERTIFICATION</b> THE UNDERSIGNED, OWNER OF THE PROPERTY HEREON, STATES THAT HE / SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP.</p> <p><i>George C. D'Pardo</i> GEORGE C. D'PARDO SUN COMPANY, INC. (P.O. BOX 4270, NEW WINDSOR, NEW YORK 12553) SIGNED THIS 12th DAY OF APRIL, 1994.</p>		<p><b>SURVEYOR CERTIFICATION</b> I, GABRIEL E. SENOR, HEREBY CERTIFY THAT THIS LOT LINE RE-ALIGNMENT HAS BEEN PREPARED BY ME, AND HAS BEEN COMPLETED BY ME ON SEPTEMBER 24, 1992.</p> <p><i>Gabriel E. Senior</i> GABRIEL E. SENOR, P.E., L.S. APPROVED FOR FILING IN THE COUNTY CLERK'S OFFICE DIVISION OF RECORDS DATE 3-29-94</p>		<p><b>LOT LINE CHANGE</b> APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON APR 20 1994</p> <p>BY <i>Carmen R. Dubaldi, Jr.</i> SECRETARY</p>		<p>Drawn By: J.R.J. Checked By: G.J.S. Scale: AS SHOWN Date: 11-29-1993</p>		<p><b>LOT LINE CHANGE</b> BETWEEN <b>LITTMAN INDUSTRIES, INC.</b> &amp; <b>SUN COMPANY, INC.</b> TOWN OF NEW WINDSOR ORANGE COUNTY, N.Y.</p>		<p>OF 1 FILE No. 500-07</p>	
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